



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ October 10, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Ronald Abruzzese – Chairman**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz - Vice Chairman
Place 7 Jeff Seiler**

1. Call to Order

Meeting called to order at 7:07 pm.

2. Roll Call

All Commissioners were present except Commissioner Allen and Commissioner Sokol.

3. Approval of Minutes:

Regular Planning & Zoning Meeting: September 26, 2013

Motion made by Commissioner Wixson to approve the minutes, seconded by Commissioner Stephenson. Motion passed unanimously.

4. Director's report to P & Z Commissioners on actions taken by the City Council.
There were no P & Z items that went to City Council that week.

Tom Yantis, Director of Development Services introduced the new planner, Martin Siwek to the P & Z Commissions. Tom Yantis briefly discussed Martin Siwek's planning background.

Tom Yantis, Director of Development Services and P & Z Commissioner Joel Wixson spoke about the APA Conference that was held Oct. 2nd thru Oct. 4th.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No one wished to speak.

Public Hearing

6. Subdivision Case 13-CP-003: Hold a public hearing and consider action on Connelly's Crossing Subdivision Concept Plan, for 56.80 acres more or less; WCAD Parcels R032159 and R031400 generally located to the west of the intersection of Bagdad Road and Sonny Drive Leander, Williamson County Texas. Applicant: Keith Parkan on behalf of Oryx Holdings LLC.

- a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

- b) Applicant Presentation

No applicant was present.

- c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

- d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

- e) Discussion

No discussion took place.

- f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-CP-005: Hold a public hearing and consider action on Crystal Springs Subdivision Concept Plan, for 186.09 acres more or less; WCAD Parcels R432785, R031199, R031204, R031206, R031205, R432781, R051457, R432778, R031227, and R051458 generally located to the south west of the intersection of Grand Lake Pkwy and Crystal Falls Pkwy.; Leander, Williamson County Texas. Applicant: Steve Crauford, P.E. on behalf of CS Lander 1, LTD, CWHS 272, LTD, David and Mary Brown, BLD Crystal Springs LLC. and Richard and Linda Davis.

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Steve Crauford was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing. No one wished to speak.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Seiler seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-CP-006: Hold a public hearing and consider action on Catalina Ranch Subdivision Concept Plan, for 30.32 acres more or less; WCAD Parcels R475132, R475133, R031543, and R031544 generally located approximately 1700 feet to the west of the intersection of Ronald W. Reagan Blvd & CR 179 on the north side of CR 179 Leander, Williamson County Texas. Applicant: John D. Hines on behalf of Catalina Ranch, LLC c/o Joe Straub

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

John D. Hines was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

Ben Beatey- concerns about horses and fencing wants a structurally sound fence.

Naomi Bayer- wants a buffer between existing fences and new fences. Concern over safety between residential and existing animals.

Larry Thomas: 3 Valley Cir.- Fence concerns, wants reinforced versus chain link. Wants a quality and esthetically appropriate fence. Concern about east end retention pond. Concern of maintaining new fence and trees on east side of property.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve with staff recommendation, Commissioner Seiler seconded the motion. Motion passed unanimously.

9. Subdivision Case 13-PP-007: Hold a public hearing and consider action on the Pecan Creek Revised Preliminary Plat, for 97.19 acres more or less; WCAD Parcels R031572, R518873, R518872, and R031571 located at 303 & 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Leander, Williamson County Texas. Applicant/Agent: Randall Jones & Associates Engineering, INC on behalf of Jenn Texas III, LLC (Chris Lynch) and Tami Ramaker

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Ryan Mikulenska was present for questions.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

Commissioner Seiler moved to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

10. Chief Gardner to discuss the City's street connectivity requirements as it relates to the questions that came up on the final plats for The Bluffs at Crystal Falls Section 2, Phase 2E.

a) Staff Presentation

Fire Chief Gardner discussed street connectivity and how it relates to the Bluffs at Crystal Falls Sec. 2, Phase 2E final plat and the ordinances.

b) Discussion

Discussion and questions took place.

11. Meeting adjourned **at 8:23**

Chair, Abruzzese

ATTEST:
Ellen Pizalate, P & Z Secretary